
Present:**Panel Members:**

N. Couttie, Chair
R. Amies
G. Brumpton
M. Cheung
Y. Popovska
R. Salcido

Guests:

Andrew Joblin, Marcon Development
Nic Paoletta, Marcon Development
Renante Solivar, MCM Architects
Mike Enns, LOCI Landscape Architecture + Urban Design
Parm Dhaliwal, Steelix Developments
Colin Neufeld, 5468796 Architecture Inc.
Mark Van Der Zalm, Van Der Zalm and Associates Inc.
Travis Martin, Van Der Zalm and Associates Inc.

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
S. Maleknia, Senior Urban Design Planner
S. Meng, Administrative Assistant

A. NEW SUBMISSIONS**1. 4:05 p.m.**

File No.:	7923-0013-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	The development application is proposing OCP and City Centre Plan Amendments, a Rezoning and Development Permit to allow for a 42-storey mixed use tower with a 7-storey commercial and office podium. The gross FAR is 11.3, the combined commercial and office floor space is 11,224 square metres and 365 residential dwelling units are proposed.
Address:	13511 102 Avenue
Developer:	Andrew Joblin, Marcon Development
Architect:	Renante Solivar, Architect AIBC, MCM Architects
Landscape Architect:	Mike Enns, BCSLA, LOCI Landscape Architecture + Urban Design
Planner:	Ingrid Matthews
Urban Design Planner:	Sam Maleknia

The Urban Design Planner explained the overall context and high-level objectives for this project in the city centre, and advised that staff generally support the overall site planning, massing, architecture, and use of the project.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, architectural expression, massing, setbacks, amenity concept, landscape concept, wayfinding, accessibility issues, and public realm interfaces.

The Project Architect presented an overview of the site planning, streetscapes, building concept, 3D Views and fly over video.

The Landscape Architect presented an overview of the general concept for the Landscape design.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was

Moved by M. Cheung

Seconded by Y. Popovska

That the Advisory Design Panel (ADP)

SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

Key Points

- Consider the design of skylight in the amenity to fit the overall building style and without breaking down the outdoor amenity.
- Resolve the loading and servicing of CRUs, including kitchen exhaust and its relation to storefront expression, as well as access to underground garbage disposal.
- Consider protecting the balcony edges with a cladding rather than leaving them as exposed concrete for longevity and thermal protection.
- Consider studying different cladding options on the penthouse floors instead of window wall that might be higher performance and add more to the building design.
- Consider incorporating larger sections of the special metal profile on the lower levels (office podium) and grade level. The profile is not very apparent at grade, and it is good to incorporate the feature to be visible from street and pedestrian level.
- Consider responding to the site condition at the southwest corner of the podium closer to SkyTrain line by angling or stepping the corner and provide larger separation from the train line.
- Review tree species to retain visibility through the street trees at the storefronts.
- Consider integrating a pet relief area in the outdoor amenity to take pressure off other areas for people to use.
- Consider design development on sustainability details, such as active cooling, and retaining design integrity of the project.

Site

- Consider defining the activities on the ground floor by delineating boundaries of commercial activities versus a pathway to access the open space for seating and other commercial activities.

Form and Character

- Consider moving columns at the residential balconies into the interiors to help the overall architectural look of the tower building.
- Consider resolving access to bike storage by adding a guest elevator.
- Reconsider having a shared office elevator as it could create security issues.

Landscape

- Ensure the landscape drawings match the floor plan regarding parkade regulation exhaust.
- Consider having larger trees and a bit more canopy and spatial definitions in order to contribute to the intimacy and quality of open spaces.
- Consider the street corner as a placemaking opportunity and resolve the pattern of paving as the diagonal line is not consistent with design language.
- Reconsider the parapet details for the amenity deck as landscape would be affected. In addition, consider modifying the exterior height of whole podium especially near the larger trees and have safety railings at front of planters.

CPTED

- No specific issues were identified.

Sustainability

- Consider reducing the size of the skylight toward the podium to reduce heat loss from the fully glazed podium.
- Consider energy modelling to future climate data to look out for 2050 - 2080-time frames to help protect against shock events of hot and cold and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades.
- Consider adding renewable energy services on roof surfaces to offset energy load for CRU space and amenity space.
- Consider implementing slag or fly ash to structural concrete to reduce embodied carbon due to cement content.
- Consider inclusion of mass timber for portions of the lower podium levels to reduce carbon footprint and enhance use of natural materials.

Accessibility

- Consider having the drawings show the programming and access for indoor to outdoor amenity areas.

2. 5:45 p.m.

File No.:	7922-0377-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed OCP Text Amendment, TCP Amendment, LUC discharge, Rezoning and Detailed DP for a 20-storey mid-rise mixed-use building with 804 sq. m. of ground-floor commercial space and 296 residential dwelling units with underground parking.
Address:	15330 – 102A Avenue (Guildford)
Developer:	Parm Dhaliwal, Steelix Developments

Architect: Colin Neufeld, Architect AIBC, 5468796 Architecture Inc.
Landscape Architect: Mark Van Der Zalm, BCSLA, Van Der Zalm and Associates Inc.
Planner: Misty Jorgensen
Urban Design Planner: Nathan Chow

The Urban Design Planner advised that staff generally support the mixed commercial and residential use and program of the project but noted some concerns with the proposed amendment to a higher land use designation, with regard to building height, bulk, and side yard setbacks.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, architectural expression, overall landscape and amenity concept, public realm interfaces, building form, massing concept, density, building setbacks and separation to neighbours and itself.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

The Landscape Architect presented an overview of the general concept for the Landscape design.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by R. Amies
Seconded by R. Salcido
That the Advisory Design Panel (ADP) is in
CONDITIONAL support of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of Planning staff, resubmit the project to the ADP for review.
Carried
With M. Cheung and N. Couttie opposed.

Key Points

- Interesting design concept and architectural language.
- Consider adding more details for the final development permit presentation to develop the renderings to buildable envelopes.
- Consider increasing the courtyard width and create better privacy screens to resolve the privacy issues to unit patios.
- Consider celebrating the main building entry by providing a unique design that emphasizes the entry and differentiates the pattern from the rest of the building.
- Review privacy and security in the courtyard.
- Consider retention of street trees on 102A Avenue and adding them for courtyard shading.
- Consider adding accommodation for kids to provide aspects of play integrated to courtyard.

- Consider covered outdoor amenity area.
- Work with a transportation consultant regarding parking entry and loading function and practicality.
- Consider renewable energy and strategy and end-of-trip facilities.

Site

- Consider a strategy to offset the requested reduction in indoor amenity space.
- Consider reviewing the design development of the mailroom and bike room access as there are not enough details.
- Reconsider garbage servicing and how residents handle garbage disposal.
- Review the unit layouts in the floorplan to consider how they visually interact with each other with regard to privacy and overlook.

Form and Character

- Appreciate the 50% solid to glazing ratio.
- Review and develop the structural conditions of overhangs.
- Consider moving the stand-alone vertical panels.
- Consider differentiating the floor line of each level from the intermediate panel line of each level to give more consistency to the building expression.
- Review the overlapping floorplans to coordinate the balcony edges with the roof of the punched out lower floor and resolve any privacy and envelope issue.
- Demonstrate how the tower incorporates the elevator overrun and find a way to articulate the big design intent for the overall building. Show roof top mechanical units and screening.
- Consider reviewing the package as the rendering shows a 6-storey podium but it is same height as the 4-storey neighbouring building.

Landscape

- Consider working with the City Engineering department to vary the road requirements and use creativity to allow trees to be retained along 102A Avenue.
- As the interior courtyard's dimension is narrow, allow viable space for a colonnade of trees for privacy screening. Lawn will be challenged, consider using more hard surfaces.
- Keep the soil volume and water retention capacity.
- Maintain the underground structure set back along the side yards to optimize tree growing conditions to compensate for the reduced building setbacks.
- Consider design development to the entry plaza to better contribute to the legibility of the entry by adding more amenity program for residents to this space.
- Consider the opportunity for more amenity space at the roof and incorporating more green surfaces to protect the roof membrane, add biodiversity and slow water flow from rain events.
- Review the landscape drawing to coordinate information regarding the podium rooftop and unit walkouts, showing how to separate the surface roof with the unit patios.

CPTED

- Consider reviewing the privacy and security of the courtyard and its relationship to the corner plaza.

Sustainability

- Consider energy modelling for future climate data to protect shock events of hot and cold and further enhance fenestration layouts, natural ventilation, and passive cooling strategies on difference facades.
- Consider inclusion of renewable energy on roof surfaces.
- Consider inclusion of slag or fly ash to help reduce carbon footprint on cement.
- Consider adding end-of-trip and maintenance facilities for a portion of CRU related bike users.
- Consider inclusion of sheltered outdoor amenity space.
- Study the fenestration strategies and pattern to further develop the building envelope to maintain the architectural design rigor.

Accessibility

- No specific issues were identified.

B. OTHER BUSINESS

This section had no items to consider.

C. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, June 22, 2023.

D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:14 p.m.

Jennifer Ficocelli, City Clerk

N. Couttie, Chairperson